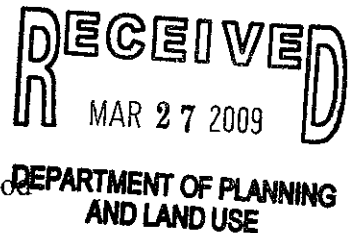


Boulevard Planning Group  
MINUTES/SUMMARY, March 5, 2009  
Boulevard Community Center, 39919 Highway 94/Ribbonwood



The meeting was called to order at 7 PM. Members present: Darlene Koczka, Cheryl Lenz, Jeffrey McKernan, Chris Noland, Bill Parsons, Pat Stuart, and Donna Tisdale (Chair).

**MINUTES:** M/S Parsons/Lenz to accept the February 5, 2009 minutes. Passed: 6-0-1 (Darlene Koczka abstained due to absence at last meeting).

**CORRESPONDENCE:** The Chair distributed a memo from the County of San Diego regarding a schedule for training workshops for Planning and Sponsor Groups. Board Policy I-1 requires that each member attend at least one session of training annually.

**NEW BUSINESS:**

**A. REQUEST FROM COUNTY DEPT OF PUBLIC WORKS FOR REMOVAL OF**

**FAILING OAK TREE:** Bruce Yordt, Division 1 Vegetation Manager, Department of Public Works – Roads, has reported that his office received a call concerning an Oak tree located on Live Oak Trail. An evaluation on the tree found a Coast Live Oak with a 3 foot DSH and a height of 35 feet that has been reduced severely in the past and has no structure or canopy. The tree appears to be in an advanced stage of decline, with no signs of vigor. The tree poses an elevated risk potential to roadway operations and private property from complete failure at ground level and/or limb failure. Planner Stuart (a master gardener) recommended that an additional 4 trees be removed from the same area that are also in an advanced stage of decline. Two are Oak and two are some type of fir trees. All four are along the roadway.

M/S Stuart/McKernan to support removal of this Oak and to recommend the removal of four additional trees that are close to 2521 Live Oak Trail and Royal Drive. Passed: 7-0-0

- B. POTENTIAL FIRE STATION IMPROVEMENTS:** The Chair read aloud the document that the County was requesting to be signed by the Boulevard Planning: "Boulevard Station #87 – proposed acquisition of vacant (word left out) located in the near area of original fire station location. Construction of new 12 staff, 6 bay approx. 6,000 sq. ft. fire station. The station to be a co-habitation facility with Cal Fire. This is a fast track project. The Director of Planning and Land Use has agreed to waive site plan review with the cooperation of the community planning group." Deena Raver and James Pine, Fire Rebuild Liaisons, Department of Planning and Land Use presented a conceptual drawing and pictures of the new Harbison Canyon fire station that was recently completed. She reported that there are some exciting projects coming forward as a result of the economic stimulus package. The County is pursuing grants for 30 new fire stations in the unincorporated County of San Diego. The goal is to make all of our volunteer fire stations able to house people and to house the fire apparatus. They are looking at a 6-bay station with main office quarters, a common area, as well as a kitchen facility. Added on is an area for twelve firefighters to sleep. The grants are structured that there are only 120 days once it has been approved before ground has to be broken. As a result of that requirement, the Director of Planning and Land Use has authorized a waiver of site plan review due to the length of time that

process takes. In order to do that, support from the local Planning Group is needed. Ms. Raver reported that the County would be looking for new property for a new fire station here in Boulevard with seasonal staffing. They would not be using the existing site because the proposed new fire station would be 6,000 sq. feet and it will be on 8 acres or more. On small properties they will look at double-bays with doors at both sides for smaller areas. In a larger, more elongated property, they will look at 6 single bays. Green building standards, energy efficiency, emergency back-up generators and solar panels will be requested in the grant also. The County would leave the existing Boulevard fire station building and land to be used for the community needs. Ms. Raver said that waiving site plan review by the Planning Group will give the County the quick turn-around it needs for this 120-day grant requirement. It means that potential environmental impact reviews, notification to public before it eventually comes to the Planning Group, the scrutiny that any project comes under in the regulatory phase before it even gets into the permit process. As an example, the new Harbison Canyon fire station project site plan review took a year – even though it was considered a very simple project. Chair Tisdale expressed concern that the impacts on the neighbors at the new site would not be addressed since the site plan review step is when the neighbors are able to share their concerns. How will their concerns be handled? Ms. Raver indicated that the designator on the new property will have lighting and noise restrictions along with fencing and set-back requirements. Everything that the County normally requires will be looked at; it will not be exempt from County Planner review. No plan has been specifically chosen at this point and input from the Planning Group is welcome. The County is asking for a “leap of faith”. They need to get the Planning Groups involved in agreement now or the opportunity will be lost. The Chair asked if there were any objections from the community members that were in attendance. Hearing general support, she mentioned two properties on Ribbonwood that have already been disturbed that might be appropriate and asked if anyone attending the meeting had any preference to either of them. A potential neighbor to one of the properties was asked if they had any objections and they responded no. Fire Chief Francois, CAL FIRE Battalion Chief and also the interim Boulevard Fire Chief shared that all of the Boulevard apparatus is brand new. The only problem is that the building is falling down. The County is now giving stipends to volunteers of \$80 per shift. Boulevard has 24 volunteers and 80% of those are EMT level. What this grant will provide will be a better facility to house them. What we don’t have currently is sleeping quarters. The firemen are sleeping in an attic that has a little space heater and they bump their heads if they are taller than six foot. Chair Tisdale asked which agency will maintain this new facility. Mr. Pine responded that this will be a County General Services building and will be maintained by the County. Chief Francois said that the White Star Station will be moved down to the new Boulevard fire station and there will no longer be a station on Tierra Del Sol. This information raised questions about response times in Tierra Del Sol, and other more westerly areas, and potential insurance impacts. The Chair stated that the Draft Community Plan requires new commercial buildings to be designed with a rustic, historic, appearance and color scheme and requested that the Group be kept in the loop, with as much input as possible. The Chair further stated that it should be made clear that this is a one-time-only waiver in light of public health and safety. Ms. Raver said they will get back to us on design later, need to act fast, and gave a timeline of around May for the grants.

M/S McKernan/Koczka to sign waiver for site review for a new fire station – one time only waiver for public safety. Requesting a rustic look that fits the Community Character. Passed: 7-0-0

- C. EIS SCOPING FOR ENERGIA SIERRA JUAREZ: This is the Sempra Energy's 500 KV cross-border power line at Jacumba and it was previously called Baja Wind and La Rumarosa Wind. The Chair said that we have fought to get an environmental impact statement and now that they are doing one, they have no plans on holding another scoping period. Deadline for comments is March 27<sup>th</sup>. The Chair asked for permission to write a letter on behalf of the Planning Group opposing this project with the same reasons that we opposed it before along with any new information.

M/S Stuart/Lenz that we give the Chair permission to write a letter on behalf of the Planning Group opposing this project with the same reasons that we opposed it before. Passed: 7-0-0

OLD BUSINESS – UPDATES – POTENTIAL ACTION ITEMS :

- A. SEXUALLY VIOLENT PREDATOR: Planner Stuart's reported that there will be a hearing for SVP Norman on March 10<sup>th</sup>, 9 a.m., at the downtown courthouse. The Boulevard absentee landlord, Timothy and Emanda Brachmanis live in Harbison Canyon. The landlord has told Planner Stuart that he no longer owns the property; however, a review of the property records shows that he has just moved it into a Trust. The property bills still go to his business address.
- B. REQUEST FOR RECOMMENDATION ON REPLACEMENT FOR PO8-014RPL: OUTDOOR WORLD CELL TOWER: Outdoor World now has a new name of Sacred Rock Reserve. The cell tower company has rejected the Planning Group's recommendation for faux boulder construction or a water tank similar to the one at Kitchen Creek and are going with a more vintage water tank. The Planning Group had provided complete and comprehensive contact information with photos for both types of preferred construction similar to the existing vintage water tank tower at I-8 and Kitchen Creek. Planner Parsons observed that the picture of the proposed project with a cement wall around a water tank looks like a prison camp with a guard tower.

M/S Parsons/Stuart rejects the proposed camouflage offered by the cell tower company and continues to request that a faux boulder construction be used. Passed: 7-0-0

- C. CHANGES TO MET TOWERS TURBINE REGULATIONS (POD 08-015): MET towers are the meteorological testing towers for wind turbines. Debenham Energy finally removed the illegal MET tower from the Fox property on the Sunday before the February 25<sup>th</sup> hearing of the Board of Supervisors (BOS). Speakers from the backcountry objecting to the proposed changes were Chair Tisdale, Ed Tisdale, and William Crawley from the Potrero Planning Group. The Supervisors were asked that the Major Use Permit (MUP) still be required along with the 80 foot limit. Others in attendance, who did not speak, signed comment slips adding their objections to the proposed changes. Five east county planning groups sent letters opposing these

changes: Boulevard, Campo, Descanso, Potrero and Jacumba. The Board of Supervisors voted unanimously to remove the MUP requirement and to go with the Administrative Permit and to move towards a two-tier turbine ordinance. Since staff advised that there was no funding to do the environmental impact report needed to change the turbine ordinance, they were directed to find funding for the \$150,000 to \$350,000 cost to revise the current turbine ordinance allowing new 400-600 foot tall turbines on private land.

**D. GENERAL PLAN UPDATE:** The Draft Community Plan is now being reviewed/revised by County staff before returning to the Planning Group for our comments. Staff rejected changes to noise and public safety elements for industrial wind and elimination of industrial wind option. The Steering Committee meeting on Saturday dealt with concerns over Conservation Subdivisions/clustering, groundwater issues, septic, fire access issues raised at the Planning Commission (PC) meeting. The PC wants staff to be more flexible on fire access but gave no real direction on that. The Traffic Impact Fee (TIF) deferral is going to BOS with a possible recommendation to move collection from upfront to payment upon final inspection or occupancy.

**E. SDG&E'S PLANS TO SHUT-OFF POWER TO BACKCOUNTRY IN HIGH WIND EVENTS:** The Chair asked for permission to represent the Group in opposing this at the California Public Utilities Commission (CPUC) meeting on March 17<sup>th</sup>.

M/S: Noland/Stuart th at we allow our Chair to oppose SDG&E's shut-off plans at the March 17<sup>th</sup> meeting before the CPUC. Passed: 7-0-0

**F. SUNRISE POWERLINK/BLM ISSUES:** Back Country Against Dumps is in the process of filing a lawsuit that will be filed in the next week or so. There is also an Endangered Species Act 60-day notice that is required to be filed to give them the opportunity to correct their error regarding Big Horn Sheep and Quino Checkered Spot butterfly. A letter will also be sent to the Forest Service because they have not yet approved the route through their property.

**G. IBERDROLA RENEWABLES \$400 MILLION TULE WIND PROJECT PROPOSED FOR MCCAIN VALLEY:** SDG&E representative has said that the Sunrise Powerlink route through McCain Valley is interfering with the Tule Wind turbine layouts. However, SDG&E says they are already permitted and will not move. There will be another Regional Chamber of Commerce meeting regarding Iberdrola's request for support later this month with the full board of directors. They have already voted to support in concept until the full EIS is complete. Chair Tisdale will attend once again to rebut this request for support by Iberdrola.

**H. SDG&E'S ECO SUBSTATION AND NEW TRANSMISSION LINE REQUIRED FOR WIND GENERATION PROJECTS:** They have not yet filed this application with the CPUC. April or May is the latest date expected for filing. The Project Manager said they have not secured the deal with the property owner here in Boulevard.

**I. PROPOSED CAMPO LANDFILL:** This has been pushed back to April or May. The Director of Campo Tribal EPA said it is still moving forward slowly.

**J. LANSING AND HAMANN COMPANIES:** It has been reported that Lansing has a multi-million dollar balloon payment due in a few months; and several articles have reported that SDG&E is working on wind partnerships in the area (with no names given). When John Gibson was asked if Hamann Companies would be filing for an Administrative Permit for their solar and wind testing equipment trailer on McCain Valley, he said no.

**K. INVENERGY WIND:** There was an article in "Venture Beat" dated February 18<sup>th</sup> that reported that Invenergy just closed a \$30 million convertible note from Leaf Clean Energy only weeks after raking in \$250 million in capital from several other venture firms. They have also landed tax equity to finance five wind farms in the U.S. with the potential to generate 603 MW of power. Tax equity is money that banks and firms invest in companies in exchange for tax credits.

**L. MULTIPLE SPECIES CONSERVATION PLAN:** The Steering Committee meeting set for March 26<sup>th</sup> has been cancelled.

7. **PRESENTATION FROM THE FLOOR ON NON-AGENDA ITEMS:** Planner Stuart shared information regarding the Golden Spotted Oak Borer (GSOB) that is the pest that has killed many trees in Descanso and Pine Valley these past few years. It is important that residents in the infected areas do not remove firewood from that area because that is how it spreads from community to community. Planner Lenz mentioned a new Boulevard website [www.wherethehellisboulevard.com](http://www.wherethehellisboulevard.com) that has been developed by Diane Ang. She also pointed out two pictures on the meeting walls that were taken by Planner Parsons of Boulevard's historical McCain Homestead the second picture showing the rising moon of Boulevard. Tammy announced that the Fire Department's Pancake Breakfast has a new starting time of 7 a.m. Chair Tisdale announced that there will be an SDG&E Sunrise Powerlink meeting in Jacumba at the Senior Center on March 25<sup>th</sup> from 5-8 pm. And in Alpine on March 10<sup>th</sup> from 5-8 pm.
8. **ADJOURNMENT:** The meeting was adjourned at 8:40 PM. Minutes submitted by Cheryl Lenz, Secretary.

Donna Tisdale, Chair  
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